

## SECTION 1 RESIDENTIAL DISTRICTS

### 4.01 **SF-2 - SINGLE FAMILY RESIDENTIAL DISTRICT - 2**

### 4.02 **GENERAL PURPOSE AND DESCRIPTION:**

The SF-2, Single Family Residential District - 2 is intended to provide for development of single family detached dwelling units on lots of not less than twelve thousand, five hundred (12,500) square feet.

### 4.03 **PERMITTED USES:**

A. Uses permitted in SF-2 District are outlined in Article II, Section 3

### 4.04 **AREA REGULATIONS:**

#### A. **Size of Yards:**

1. **Minimum Front Yard** - Thirty feet (30')
2. **Minimum Side Yard** - Fifteen feet (15'); Twenty feet (20') on corner adjacent to side street
3. **Minimum Rear Yard** - Twenty- five feet (25')

#### B. **Size of Lots:**

1. **Minimum Lot Area** - Twelve thousand, five hundred (12,500) square feet
2. **Minimum Lot Width** - Ninety feet (90')
3. **Minimum Lot Depth** - One hundred twenty feet (120')

C. **Minimum Dwelling Area** - Two thousand (2,000) square feet, see Article IV, Section 9.02

D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

E. **Maximum Lot Coverage:** Forty percent (40%) by buildings including accessory buildings

#### F. **Parking Regulations**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
  - a. See Off-Street Parking and Loading Requirements, Article IV, Section 4

#### G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5